



C29
/

MEMORANDUM

DATE: November 4th, 2013
TO: Chair and Members of the Planning Commission
CC: Cesar Zavala, Case Manager
FROM: Caleb Gutshall, Transportation Review
SUBJECT: Variance Request for Riverside Vargas C8-2013-0133
RECOMMENDATION: To approve the variance

PROPERTY LOCATION:

The proposed subdivision is located within the East Riverside Corridor Zoning District on 18.1 undeveloped acres east of Vargas Road and north of East Riverside Drive. Please see map exhibit.

DESCRIPTION OF WAIVER:

The applicant for the proposed Riverside Vargas Subdivision is requesting one variance from the Land Development Code (LDC) requirement:

- (1) Section 25-4-151 that states streets of a new subdivision shall be aligned with existing streets on adjoining property unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment.

The variance requested is for Lawrence Street.

STAFF RECOMMENDATION:

Staff coordinated with representatives of Riverside Vargas Subdivision and Park Place at Riverside Subdivision (C8-2013-0154) which is adjacent to the site. Park Place at Riverside is also currently in review and subject to the Lawrence Street extension. Both Public Works Department-Neighborhood Connectivity Division and Planning and Development Review Department-Urban Design Division provided input and support the following recommendation.

The Transportation Review Section recommends the variance to be granted for the following reasons:

- A gas pipeline easement runs along the eastern property boundary of the site congruent to where Lawrence Street would need to be extended. The easement

C29
2

agreement states that no pavement or other obstructions shall be constructed on or over the pipeline. However, streets are allowed to be constructed across the gas pipeline if the construction does not interfere with the maintenance or operation. Therefore, the alignment of Lawrence Street is not feasible due to the pipeline.

- The existing Lawrence Street right-of-way (ROW) that triggers the Code variance is unimproved and the roadway is not built. The only portion of Lawrence Street that is constructed is roughly 0.25 miles north of the site.
- Connectivity will not be compromised if Lawrence Street is not extended as the adjacent property (Park Place at Riverside) is proposing to dedicate ROW for a roadway that runs north/south within the site and connects Riverside to Santos Street. The proposed roadway runs parallel to where Lawrence Street would be extended and provides additional connectivity and circulation to the neighborhood.
- The East Riverside Corridor Regulating Plan does not identify Lawrence Street to be extended. The plan does identify a future collector running east/west through the property that the applicant has agreed to dedicate and construct.

If you have any further questions or require additional information, please contact me at 974-6420.



Caleb Gutshall

Senior Planner

Planning and Development Review Department, Transportation Review Section